

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

---

**BOARD OF DIRECTORS COMMUNICATION  
JULY 15, 2014 AGENDA**

---

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance rezoning property located on the west side of Kirk Road from MF-18 to O-2. (Z-6829-B)	√Ordinance Resolution Approval Information Report	
<b>Submitted By:</b>  Planning & Development Department		Bruce T. Moore City Manager
<b>SYNOPSIS</b>	The owner of the undeveloped, 11.42-acre property located on the west side of Kirk Road, approximately 800 feet south of Rahling Road, is requesting that the zoning be reclassified from MF-18, Multi-Family District, to O-2, Office and Institutional District.	
<b>FISCAL IMPACT</b>	None	
<b>RECOMMENDATION</b>	Approval of the ordinance.	
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed this issue at its June 12, 2014, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Villages of Wellington Neighborhood Association were notified of the public hearing.  The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 10 ayes, 0 nays and 1 absent.	
<b>BACKGROUND</b>	Joe D. Whisenhunt Revocable Trust, owner of the 11.42-acre property located along the west side of Kirk Road, approximately 800 feet south of Rahling Road, is requesting to rezone the property from MF-18, Multi-Family District, to O-2, Office and Institutional District. The rezoning is proposed to allow for future office development.	

**BACKGROUND**

The property is currently undeveloped and grass covered. Undeveloped C-1, Neighborhood Commercial District, zoned property and multi-family development are located to the north along Rahling Road. An O-3, General Office District, zoned office development is located to the south. Fellowship Bible Church is located to the south and east. Undeveloped POD, Planned Office Development, zoning is also located to the east, with the Villages of Wellington residential development further east. A multifamily development, vacant O-2 zoned property and an office development are located to the west.

The City's Future Land Use Plan designation this property as Residential High Density. A proposed Land Use Plan amendment to office is a separate item on this agenda.

Staff is supportive of the requested O-2 zoning. Staff views the request as reasonable. The proposed O-2 zoning will represent a continuation of the existing zoning pattern in this area. Adjacent properties to the east and south are zoned O-2 and O-3. The undeveloped POD zoned property across Kirk Road to the east was approved for a multi-building office development. Fellowship Bible Church, a large public institutional use, is also located across Kirk Road to the east and south. Staff believes the proposed O-2 zoning will have no adverse impact on the adjacent properties or the general area.